

## Vacation Rental Inspection Check List

\* Dependent on the Building Codes in effect when the structure was built some items may not be applicable.



### 1) Parking

- All onsite parking as approved by BOZAR or on file with the Town, including garage areas are made available year-round to renters.

### 2) Premise Identification Number

- Address numbers are visible from the street or public way, are at least 4 inches tall and are a contrasting color to the surface they are mounted on.

### 3) Required Egress and Window Openings

- Required emergency escape and rescue openings and doors from bedrooms are maintained in accordance with the code in effect at the time of construction. Openings and doors including storm windows are operational from inside of the room without the use of keys or tools.
- Windows, skylights, doors and frames are in sound functioning condition and weather tight.
- Doors, hardware and locks function as intended and are easily operable.

### 4) Stairs, Decks, Handrails and Guardrails

- Stairs, ramps and landings are maintained in sound condition and good repair.
- Handrails and guardrails are firmly fastened and capable of supporting 200-pound concentrated loads applied in any direction at any point along the top and are maintained in good condition.
- Flights of stairs having more than four risers have a handrail on one side of the stair.
- Open portion of a stair, landing, balcony, porch or other walking surface that is more than 30 inches above the floor or adjacent grade has guardrails.
- Interior guardrails are not less than 30 inches in height above the floor or landing, balcony, porch, deck or ramp or other walking surface.
- Interior and exterior handrails are not less than 30 inches in height, or more than 42 inches as measured vertically from the stair tread nosing to the top of handrail.
- Exterior guardrails are not less than 36 inches in height above the adjacent walking surface with 4 inches maximum clear between posts and pickets.
- Stairways have functioning illumination with light switches at the top and bottom of the stairway.
- Decks are of sound construction and maintained in good repair. Guardrails, handrails and adjoining balusters are securely fastened, and no balusters are missing.

### 5) Bedrooms

- Bedrooms have not less than one operable emergency escape and rescue window or door facing directly to the outdoors, a courtyard or the public way.
- Means of egress including exterior stairways have means of illumination.
- Habitable attic, basement spaces and lofts used for sleeping purposes have a stairway for egress and an emergency escape and rescue window or door.
- Habitable rooms, other than kitchens, are not less than 7 feet in any horizontal dimension.
- Kitchens and non-habitable spaces are not being used for sleeping rooms.

### 6) Life Safety Systems: Smoke, CO Detectors, Fire Extinguisher

- Carbon monoxide detectors are properly installed, maintained and functioning per

town code. If the house has one or more fuel burning appliance and or there is an attached garage with a door connecting it to the living space, a carbon monoxide detector with alarm is installed outside of rooms used for sleeping. A carbon monoxide detector with alarm is installed no greater than 15 feet from the entrance to each room lawfully used at any time for sleeping.

- Mechanical rooms with fuel burning appliances have a carbon monoxide detector installed inside the room.
- Smoke detectors are less than 10 years old, maintained, functioning and properly installed per town code. A smoke detector is installed inside each room used for sleeping.
- A type ABC fire extinguisher containing a minimum of 5 pounds dry chemical agent is in a secure conspicuous location near an entry door.
- A type ABC fire extinguisher containing a minimum of 2 pounds dry chemical agent is required in the kitchen. If the extinguisher is in a cabinet or not visible an "Extinguisher" sign shall be posted on the door accessing the extinguisher.
- Doors connecting garage and living space are maintained in an operative self-closing condition.

#### **7) Mechanical, Wiring, Exhaust, and Fireplaces**

- Appliances that are not vented to the exterior are not allowed in the Town of Crested Butte.
- One solid fuel burning appliance or fireplace may be permitted per residence provided the device comply with municipal code requirements.
- Mechanical appliances, fireplaces, solid fuel burning appliances and water heating appliances are installed and maintained in a safe working condition and can perform the intended function. No combustibles may be located near these appliances.
- The structure(s) does not have excessive use of extension cords.
- Clothes dryer exhaust systems are independent of all other systems and are exhausted to the outside the structure.

#### **8) General**

- Exterior of a structure is maintained to preserve public health, safety and welfare.
- Interior of a structure and equipment therein is maintained in good repair and in sanitary condition.
- All spaces are provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, safe occupancy of the spaces and safe utilization of appliances, equipment and fixtures.
- All spaces occupied for food preparation purposes contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There are adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.
- Wildlife resistant trash can is provided and lid and closing mechanisms are functional.

#### **9) Dark sky compliant exterior light fixtures**

- All exterior lighting, including motion-sensitive lighting, will be provided by full cut-off fixtures that by design have a cut-off angle of not more than ninety 90 degrees.
- Lights that blink, flash, rotate, move or change in intensity or color and "wall washer" lights are prohibited with or without cut-off design.
- Exterior lighting fixtures will be mounted no higher than 10 feet above the flooring, deck, walkway, driveway or other occupied area, or highest-grade point of the ground surface immediately adjacent to the lighting fixture.
- Temporary, ornamental lighting shall be allowed from November 15 to January 15, and in all other times for periods not to exceed 72 hours.

#### **10) Landscaping will comply with the Town's noxious weed regulations.**